

TO : MUNICIPAL MANAGER 1991 JUNE 20  
FROM : DIRECTOR RECREATION & CULTURAL SERVICES  
RE : RIVERWAY GOLF COURSE:  
A) CLUBHOUSE COMPLEX  
B) COMPLETION OF FIRST NINE HOLES

PURPOSE : To request Council's approval of the concept of the Clubhouse Complex, the completion of the first nine holes and a bylaw to finance the works.

---

RECOMMENDATIONS:

1. THAT the concept for the Clubhouse Complex be approved.
2. THAT the completion of the first nine holes be approved.
3. THAT a bylaw be brought down to appropriate \$4,032,375 from Capital Reserves to finance the above works as outlined in this report.
4. THAT the Clubhouse Complex project now proceed to working drawings.
5. THAT a review be conducted to formulate plans and a time-line to be submitted with the pros and cons for the construction of a major clubhouse in 1995 or to coincide with the completion of the second nine holes.

REPORT

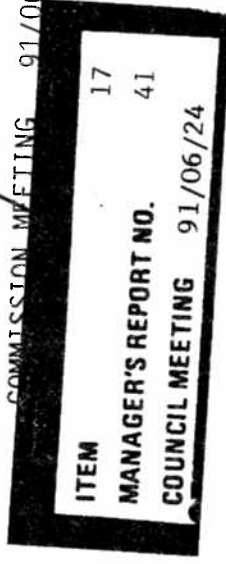
At its meeting of June 19, the Parks & Recreation Commission received the attached staff report on the above subject and adopted the six recommendations contained therein.

The Commission noted that the contractual sale of peat, topsoil and land filling charges at the golf course site have been successful and to date the Corporation has received revenues of approximately \$1,816,000 which can be viewed as defraying the cost of the above capital works. Further revenues are expected.

DENNIS GAUNT  
DIRECTOR RECREATION &  
CULTURAL SERVICES

DG:tc  
Attach.

cc: Director Finance  
Director Planning & Building Inspection  
Director Engineering



RE: RIVERWAY GOLF COURSE:  
A) CLUBHOUSE COMPLEX  
B) COMPLETION OF FIRST NINE HOLES

157

RECOMMENDATIONS:

1. THAT the concept for the Clubhouse Complex be approved.
2. THAT the completion of the first nine holes be approved.
3. THAT a bylaw be brought down to appropriate \$4,032,375 from Capital Reserves to finance the above works as outlined in this report.
4. THAT the Clubhouse Complex project now proceed to working drawings.
5. THAT a review be conducted to formulate plans and time-line to be submitted with the pros and cons for the construction of a major Clubhouse in 1995.
6. THAT Council be requested to concur.

REPORT

CLUBHOUSE COMPLEX:

The Corporation's Consultants, Paul Merrick Architects, have prepared a concept plan for the Riverway Golf Course Clubhouse Complex as outlined below.

1. Main Restaurant/Banquet Hall/Clubhouse:

It is suggested that it is not essential to build the major clubhouse building with restaurant and banquet rooms at this early stage. Additional time should be spent assessing the viability of such an operation and tailoring the requirements to fit Burnaby's precise needs.

It is therefore recommended that the clubhouse building be postponed and considered for construction in time for the opening of the full eighteen holes in 1995.

2. Driving Range/Pro Shop:

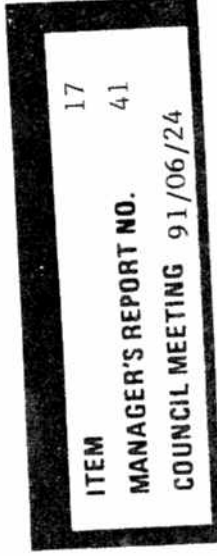
The driving range is an essential part of the course and should be opened together with the first nine holes. It should also contain a pro shop, concession and washroom.

It is therefore proposed to build a scaled down version of facilities around these services. This can be accomplished by creating a temporary pro shop in the area that will be pre-constructed to house golf carts.

In addition, three of the driving range tees would be converted to a seating area in support of a food concession.

Once a main clubhouse is built, both of these areas would then be refurbished back to their original intended use.

.../.



3. Parking/Landscaping/Site Services:

Substantial work is required on the site to prepare it for the nine hole opening including upgrading of the access road and bridge. The full parking lot would also be constructed at this time.

4. Estimates:

The Corporation's Architect and Quantity Surveyor have provided an updated estimate on the above program in the amount of \$3,019,695.

5. Client/Architect Agreement:

A Client/Architect agreement will now be signed with the Architect to complete the site plan but leaving options open for the future construction of the Clubhouse and then proceed to working drawings only for those items recommended in this report.

6. It is proposed that planning work on the future major clubhouse be commenced immediately.

COMPLETION OF NINE HOLES:

Considerable progress has been made toward the completion of the first nine holes. The design is complete and the basic grading completed on the majority of the course. Some tree planting has been completed and the irrigation tender is to be awarded imminently. Work will now commence on such detailed items as tees, greens, bunkers, water bodies and paths.

The estimated cost to complete this work is \$1,012,680.

SOURCE OF FUNDS:

The total cost for the above work is as follows:

-	Completion of nine holes of the golf course and ancillary facilities	\$1,012,680
-	Building Complex	\$3,019,695
	<b>TOTAL</b>	<b>\$4,032,375</b>

The 1991-1995 Five Year Capital Program included an estimate of \$3,513,000 for this work. It is recommended that a bylaw be brought down to appropriate \$4,032,375 from Capital Reserves to finance the work.

PROJECT FUNDING TO DATE:

Design/Construction Bylaws	9223 (1989)	\$ 150,000
	9274 (1989)	290,000
	9360 (1990)	881,000
		<u>\$1,321,000</u>

Cost to complete first nine holes, driving range and site work as described above

**Total to date**

**\$5,353,375**  
=====

ITEM 11  
DIRECTOR'S REPORT NO. 12  
COMMISSION MEETING 91/06/19

ITEM 17  
MANAGER'S REPORT NO. 41  
COUNCIL MEETING 91/06/24

159

- 3

Spending of the additional \$4,032,375 will be spread over two years:

1991	\$1,986,000
1992	\$2,046,375

The estimate for completion of the second nine holes is \$1,000,000 which is included in Year 2 (1992) of the 1991-1995 Five Year Capital Budget.

DG:hh

C.C.  
Director Finance  
Director Planning and Building Inspection  
Director Engineering